

CONVERSION AND CHANGE OF USE 7 HUTTON AVE, WEST ORANGE, NJ 07052

BLOCK 78.01, LOT 1

GENERAL CONSTRUCTION NOTES

- SHADE INDICATES N.I.C. OUTSIDE OF WORK AREA
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF FEDERAL, STATE AND LOCAL REGULATORY AGENCIES HAVING JURISDICTION TO ENSURE SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION
- CONTRACTOR SHALL PROVIDE AND MAINTAIN DUST PROOF BARRICADES, TEMPORARY LIGHTING AND PROTECTIVE GUARDS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS
- CONTRACTOR SHALL RESTORE OTHER AREAS AFFECTED BY WORK AT NO COST TO THE OWNER, REPAIR AND/ OR REPAINT DAMAGED SURFACE TO MATCH ADJACENT SURFACES
- PRIOR TO COMMENCEMENT OF WORK CONTRACTOR SHALL VISIT AND VERIFY SITE CONDITIONS TO UNDERSTAND GENERAL NATURE AND COMPLEXITY OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AFFECTING THE WORK. CONTRACTOR SHALL BRING TO THE ARCHITECT'S ATTENTION ANY DISCREPANCIES OR QUESTIONS
- WORK UNDER THE PROJECT SHALL BE INCLUSIVE. ANY WORK NOT SPECIFICALLY CALLED FOR OR SHOWN, BUT REASONABLY IMPLIED, INCLUDING CUTTING, PATCHING PAINTING OR RESTORATION OF THE EXISTING SUBSTANCE SCHEDULED TO REMAIN AND AFFECTED BY WORK, SHALL BE PROVIDED BY THE CONTRACTOR
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK WITH ALL SUBCONTRACTORS
- UNLESS SPECIFICALLY DESIGNATED, ALL NOTES REFER TO THE ENTIRE AREA OF WORK

FINISH NOTES

- ALL INTERIOR DOORS SHALL BE HM FRAME, PAINTED SOLID CORE AND INCLUDE COMMERCIAL GRADE SET OF STANDARD HARDWARE BY SCHLAGE OR EQUAL - LEVER HANDLES, LOCKSETS, (3) HINGES PER DOOR LEAF, DOOR CLOSERS (LCN 4040 OR EQUAL) AND 6" KICK PLATES TO BE PROVIDED AT ALL RESTROOM DOORS. FINISH ST STL/ SATIN CHROME OR AS SELECTED BY OWNER
- CONTRACTOR SHALL INSTALL ACOUSTICAL BATT INSULATION FULL HEIGHT IN TOILET ROOM WALLS AND OVER THE TOILET ROOM CEILING
- LEVEL EXISTING SUBFLOORS, PROVIDE CLEAN, SMOOTH AND EVEN SURFACE THROUGHOUT THE ENTIRE WORK AREA. PREP THOROUGHLY PRIOR TO INSTALLATION OF NEW FLOOR FINISHES.
- EACH RESTROOM TO OBTAIN THE FOLLOWING STANDARD SET OF ACCESSORIES: GRAB BARS (ACCESSIBLE STALLS ONLY, WHERE APPLICABLE), TEMPERED GLASS MIRROR, SOAP DISPENSERS, TOILET PAPER DISPENSER, PAPER TOWEL DISPENSER AND WALL OR DOOR MOUNTED COAT HOOK. BABY CHANGING STATION WHERE INDICATED ON PLANS.
- EACH RESTROOM TO OBTAIN STANDARD SET OF FINISHES - FRP PANELS, CERAMIC TILE OR PAINT AT ALL WALLS (AS DETERMINED BY OWNER), PORCELAIN TILE FLOOR WITH COVE BASE AND CEILING AS PER PLAN. CONTRACTOR TO COORDINATE WITH OWNER

BUILDING SYSTEMS

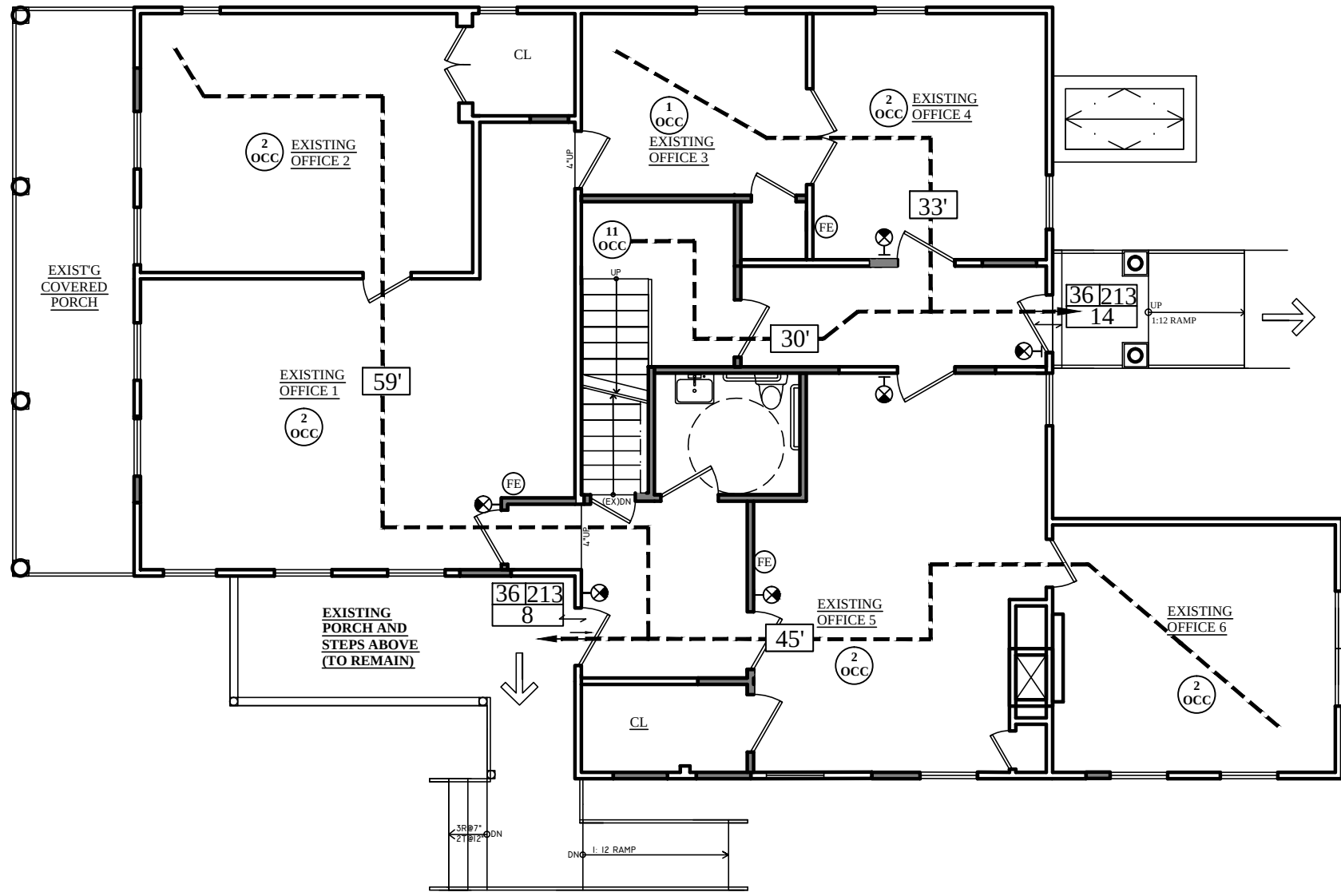
- ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS TO BE REPLACED

FLAME SPREAD & SMOKE DENSITY

- ALL WALL AND CEILING FINISHES SHALL BE TESTED IN ACCORDANCE WITH NFPA 286 OR HAVE SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AND FLAME SPREAD CLASSIFICATION NOT GREATER THAN 200 ACCORDING TO ASTM E84
- ALL INTERIOR FLOOR FINISHES AND COVERINGS SHALL BE TESTED AND IDENTIFIED IN ACCORDANCE WITH ASTM E648 OR NFPA 253 AND COMPLY WITH REQUIREMENTS OF THE DOC FF-1 "PILL TEST" (CPSC 16 CFR PART 1630) OR WITH ASTM D2859

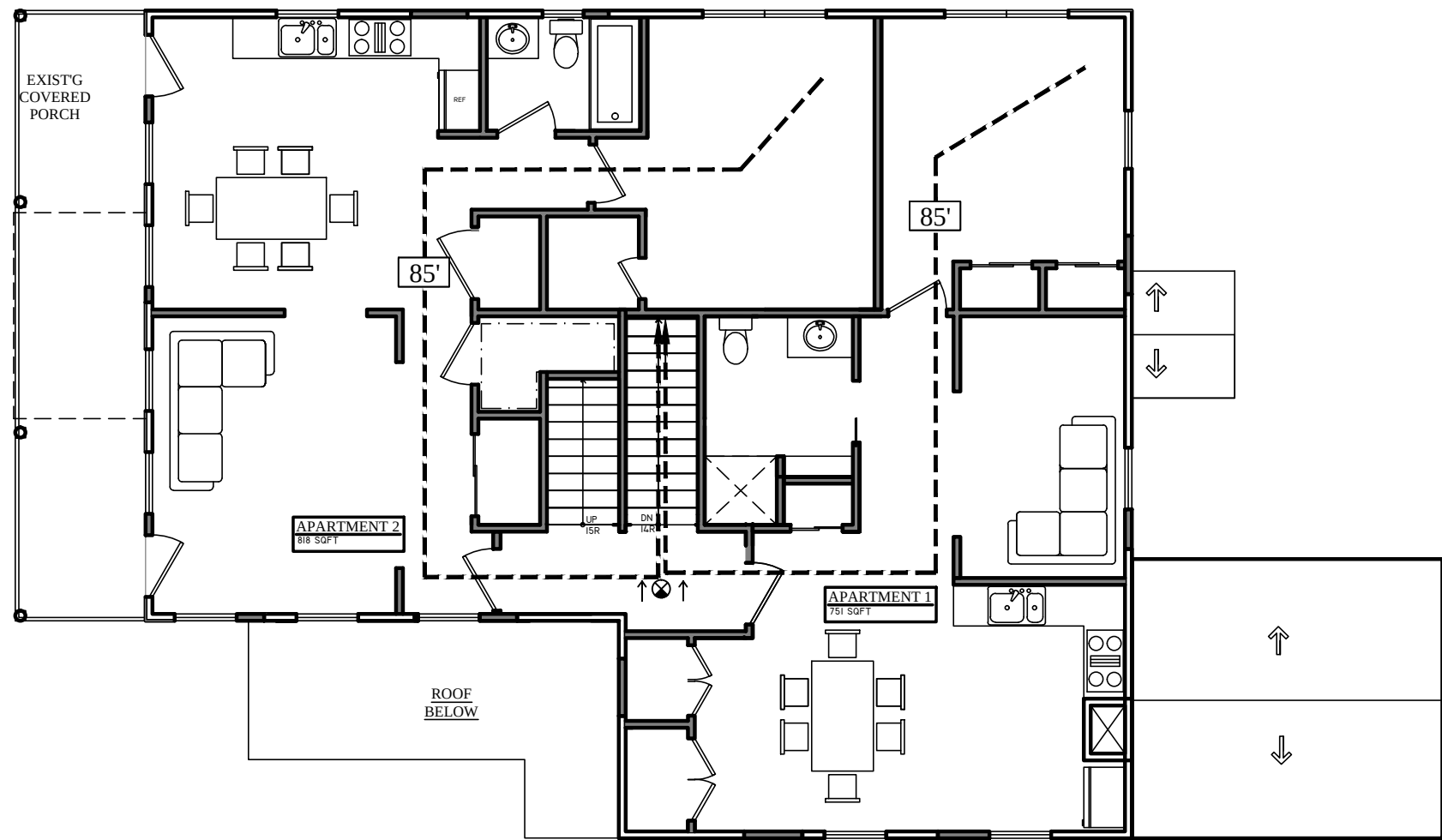
FIRE PROTECTION SYSTEM NOTES

- AUTOMATIC SPRINKLER SYSTEM NFPA 13R TO BE INSTALLED THROUGHOUT ENTIRE BUILDING ACCORDING TO NJAC 5:23-6.31(b)1i AND IBC 903.3.1.2. FIRE SPRINKLER CONTRACTOR TO PROVIDE COMPLETE DESIGN, SPRINKLER HEAD LOCATIONS LAYOUT AND HYDRAULIC CALCULATIONS AS REQUIRED BY LOCAL JURISDICTION
- INSTALLATION OF FIRE ALARM IS NOT REQUIRED AS PER IBC SECTION 907.2.9.1



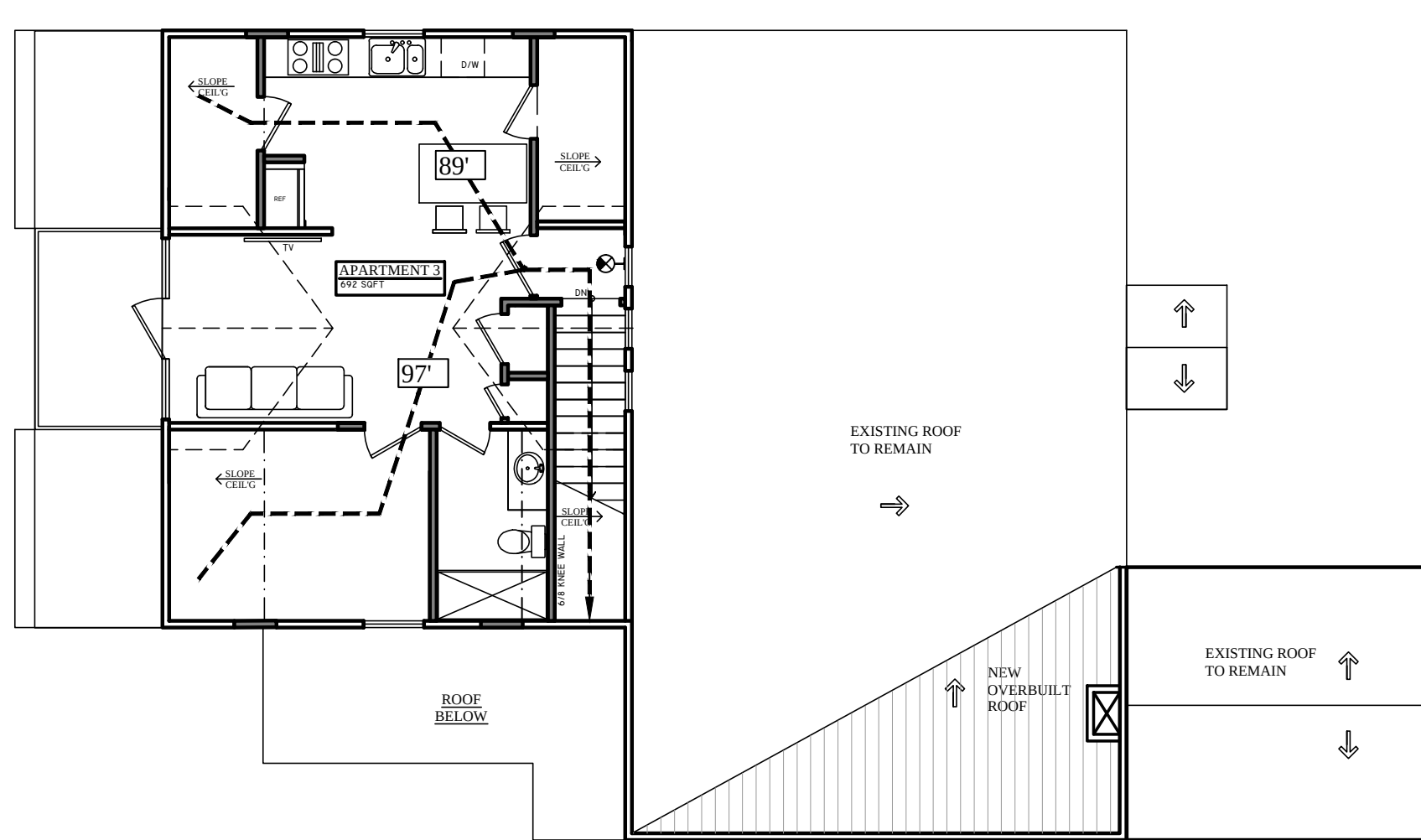
FIRST FLOOR EGREES PLAN

Scale 1/8"= 1'-0"



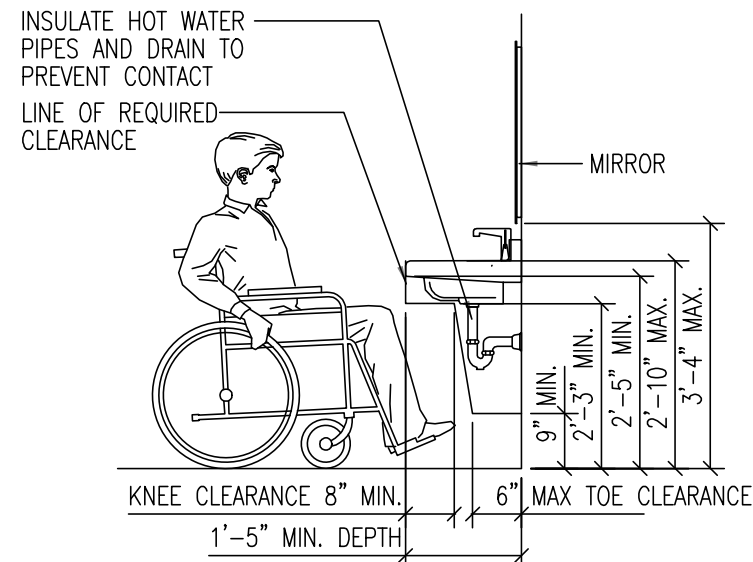
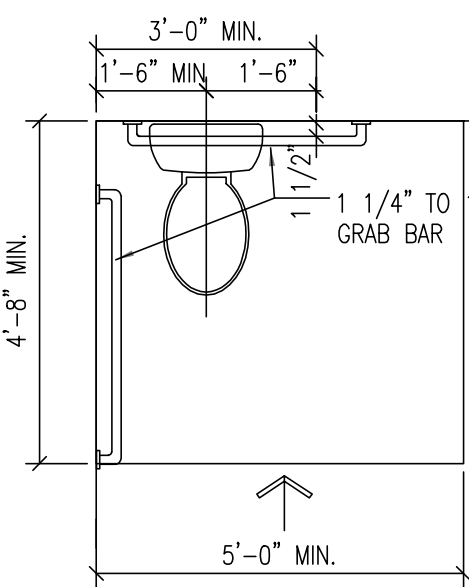
SECOND FLOOR EGREES PLAN

Scale 1/8"= 1'-0"



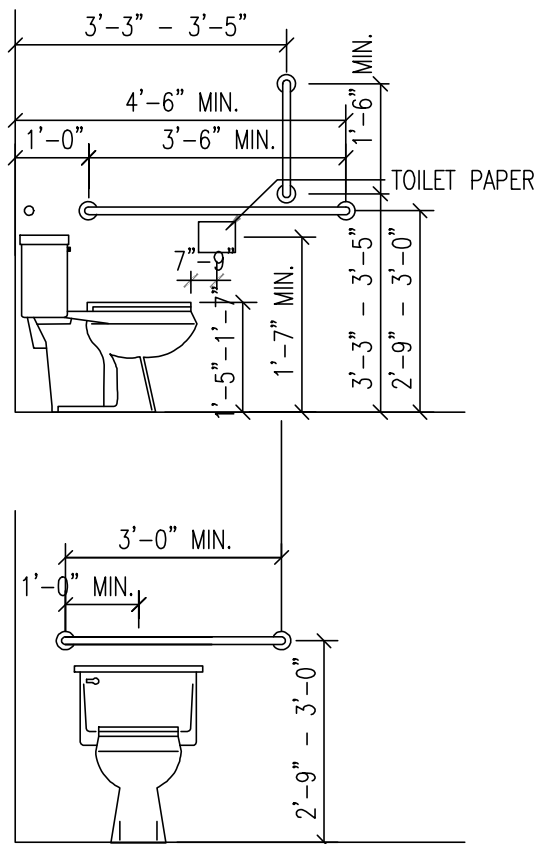
THIRD FLOOR EGREES PLAN

Scale 1/8"= 1'-0"



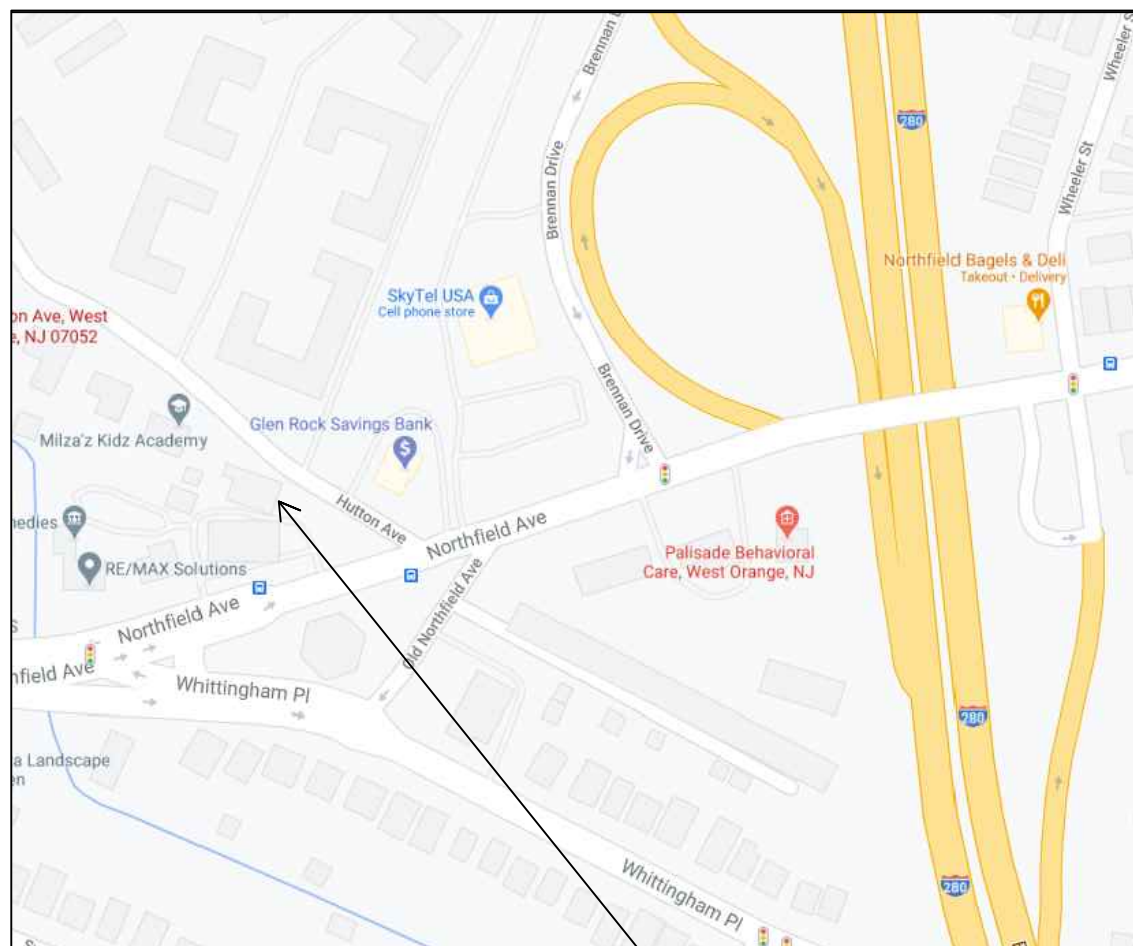
SINK CLEARANCES

Scale: NTS



SINGLE USER TOILET CLEARANCES

Scale: NTS

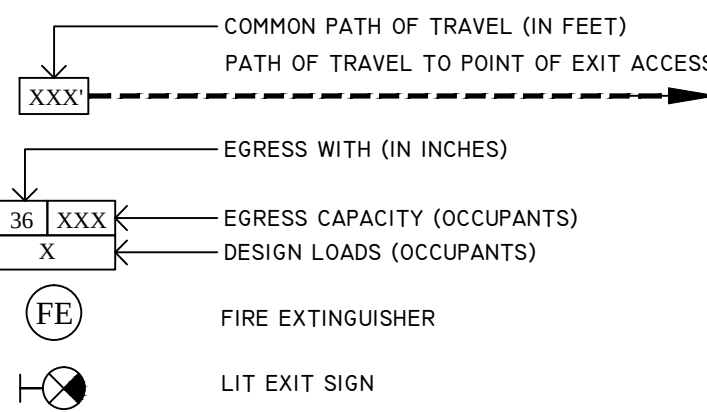


LOCATION MAP

7 HUTTON AVE,
WEST ORANGE,
NJ. 07052

BUILDING ADDRESS:	7 HUTTON AVE. WEST ORANGE, 07052, NJ.
ZONE:	OB-1
APPLICABLE CODES:	UNIFORM CONSTRUCTION CODE, STATE OF NJ REHABILITATION SUBCODE - SUBCHAPTER 6 BARRIER FREE SUBCODE 5.23 - 7 TECHNICAL REFERENCE ANSI A117.1 2009 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL RESIDENTIAL CODE 2018, NJ INTERNATIONAL FIRE CODE 2018 NATIONAL ELECTRIC CODE (NEC) 2017 INTERNATIONAL MECHANICAL CODE 2018 ASHRAE 90.1 - 2016 NATIONAL STANDARD PLUMBING CODE (NSPC) 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2018 INTERNATIONAL FUEL GAS CODE 2018
PROJECT DESCRIPTION:	PROJECT CONSISTS OF A CONVERSION/ CHANGE OF USE AND INTERIOR RENOVATION IN THE EXISTING 3 STORY BUILDING. PROJECT INVOLVES CHANGE OF OCCUPANT LOAD AND USE GROUP. PROJECT ANTICIPATES RECONFIGURATION OF THE EXISTING ENTRANCES
UNFINISHED BASEMENT:	1233 SQ. FT.
FIRST FLOOR:	OFFICE SPACE : 1,605 SQ. FT. TOTAL AREA: 1,930 SQ. FT. COMMON AREA : 325 SQ. FT.
SECOND FLOOR :	PROPOSED 2 APARTMENT UNITS : TOTAL AREA: 1,685 SQ. FT. 1 BEDROOM UNIT #1 751 SQ. FT. 1 BEDROOM UNIT #2 818 SQ. FT. COMMON AREA 116 SQ. FT.
THIRD FLOOR :	PROPOSED 1 APARTMENT UNIT : TOTAL AREA: 692 SQ. FT. 1 BEDROOM UNIT #3 692 SQ. FT.
OCCUPANCY TYPE:	B (OFFICE) R-2 (MULTIFAMILY RESIDENTIAL)
CONSTRUCTION TYPE: TABLE 503, SECTION 506.3 SECTION 420, 903.2	VB FULLY SPRINKLERED (WOOD FRAME ON CONCRETE MASONRY FOUNDATION)
EXISTING BUILDING AREA:	BASEMENT: 1,233 SQ. FT. FIRST FLOOR: 1,930 SQ. FT. SECOND FLOOR: 1,685 SQ. FT. THIRD FLOOR: 692 SQ. FT.
(ACTUAL WORK) AREA & VOLUME:	FIRST FLOOR: 1,930 SQ. FT. (14,668 +/- CU. FT) SECOND FLOOR: 1,685 SQ. FT. (13,680 +/- CU.FT) THIRD FLOOR: 692 SQ. FT. (5,536 +/- CU.FT)
OCCUPANT LOAD (TABLE 1004.1.2) OFFICE = 150 S.F. / OCCUPANT APARTMENT #1 200/ OCCUPANT APARTMENT #2 200/ OCCUPANT APARTMENT #3 200/ OCCUPANT	13 OCCUPANTS 3.73 = 4 OCCUPANTS 4.11 = 4 OCCUPANTS 3.46 = 3 OCCUPANTS
EXISTING CAPACITY (SECTION 1005.3.2 EXCEPTION 1): PER 36" WIDE DOOR	(32" CLEAR (LESS DOOR LEAF AND HARDWARE PROJECTION) / 15" - 24 OCCUPANTS PER 36" DOOR IN FULLY SPRINKLERED BUILDING
NUMBER OF EXITS REQUIRED: SECTION 1006.2.1, TABLE 1006.2.1, TABLE 1006.3.1	OCCUPANT LOAD (1-500 OCCUPANTS) MINIMUM NUMBER OF EXITS REQUIRED = 2 NUMBER OF EXITS PROVIDED = 2 (+ 1) ADDITIONAL FROM BASEMENT LEVEL)
COMMON PATH AND EXIT ACCESS TRAVEL DISTANCE: TABLE 1006.2.1, TABLE 1006.3.2(2), TABLE 1017.2	EXIT ACES - "B" OCCUPANCY WITH SPRINKLER SYSTEM - 300 FEET MAX. EXIT ACCESS - "R-2" OCCUPANCY WITH SPRINKLER SYSTEM - 250 FEET MAX. COMMON PATH OF EGRESS TRAVEL - 150 FEET (MAX OCC LOAD 30) "B" OCCUPANCY 125 FEET (MAX OCC LOAD 20) "R-2" OCCUPANCY
SEPARATED OCCUPANCIES: SECTION 420, 508.3, TABLE 508.4 508.3.3 EXCEPTION 2	FIRE SEPARATION BETWEEN TENANT SUITES IS NOT REQUIRED FIRE SEPARATION BETWEEN "B" AND "R-2" USE GROUP - 1 HOUR WALLS BETWEEN DWELLING UNITS CONSTRUCTED AS FIRE PARTITIONS
CORRIDOR FIRE RESISTANT RATING: SECTION 708, TABLE 1020.1 OPENING FIRE PROTECTION IN CORRIDOR: SECTION 716.5	NON FIRE RESISTANT RATED PARTITION IS ALLOWED BETWEEN CORRIDOR AND ADJACENT TENANT SUITES FIRE RESISTANT RATED GLAZING IN DOORS = 20- MIN FIRE RESISTANT RATED GLAZING IN TRANSOMS AND SIDELIGHTS = 40 MIN
PLUMBING REQUIREMENTS (NSPC 2015):	PROJECT ANTICIPATES NO CHANGES TO THE OCCUPANT LOAD AFFECTING BUILDING COMMON PLUMBING FIXTURE COUNT. PROJECT ANTICIPATES CONSTRUCTION OF ADDITIONAL RESTROOMS WITHIN TENANT SUITE

EGRESS PLAN LEGEND



DRAWING LIST

REFER TO CIVIL ENGINEER'S DRAWINGS FOR SITE AND ZONING INFORMATION

- GENERAL NOTES, PROJECT & CODE INFORMATION, AREA LOCATION MAP, EGRESS PLAN, DRAWING LIST.
- EXISTING BASEMENT PLAN, EXISTING FIRST FLOOR PLAN, EXISTING SECOND FLOOR PLAN, EXISTING THIRD FLOOR PLAN.
- BASEMENT PLAN, FIRST FLOOR PLAN, & SYMBOLS LEGEND
- SECOND FLOOR PLAN, THIRD FLOOR PLAN, ROOF PLAN
- EXTERIOR ELEVATIONS

04/17 /2021 ISSUED FOR PLANNING BOARD SUBMISSION

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Project

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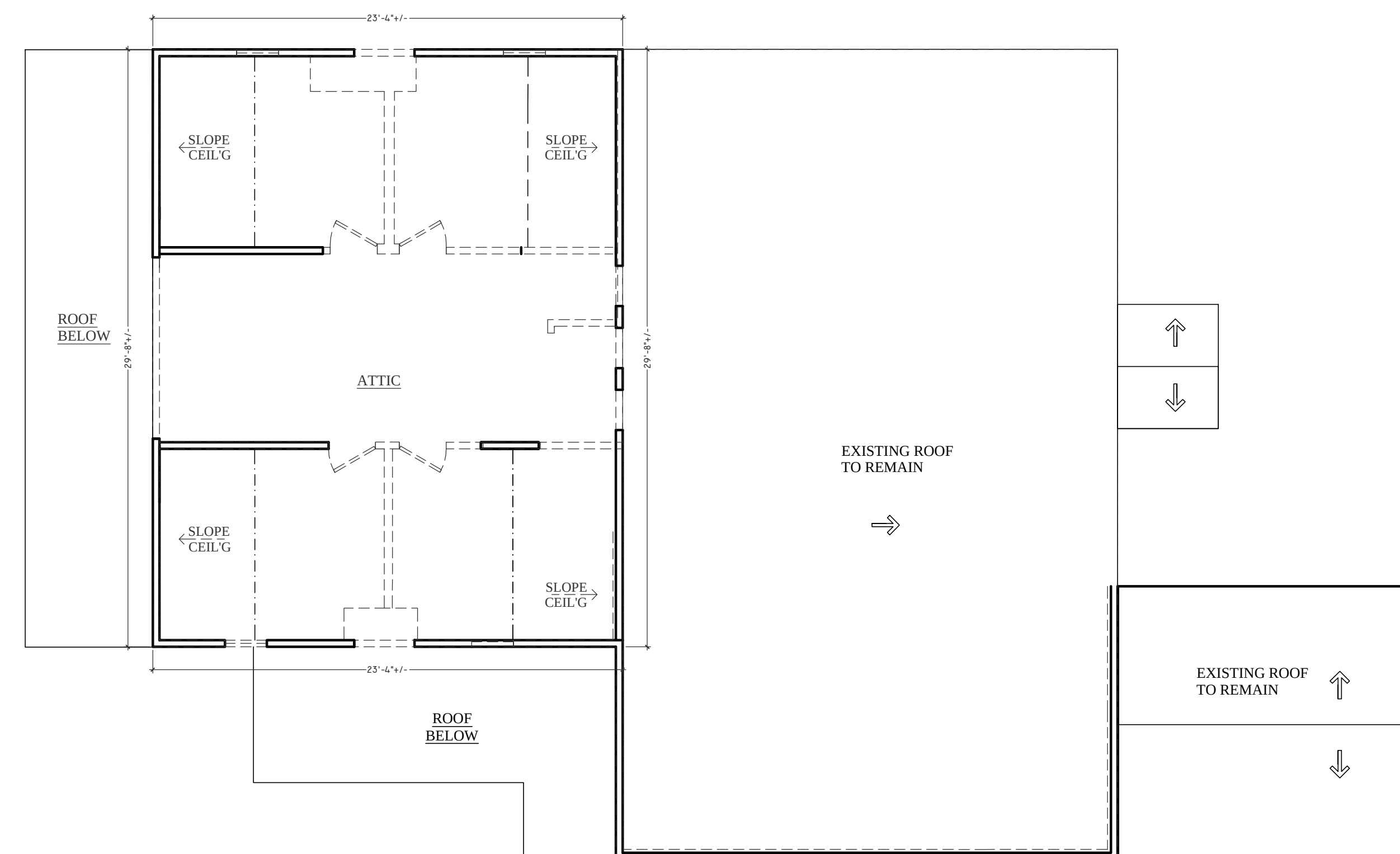
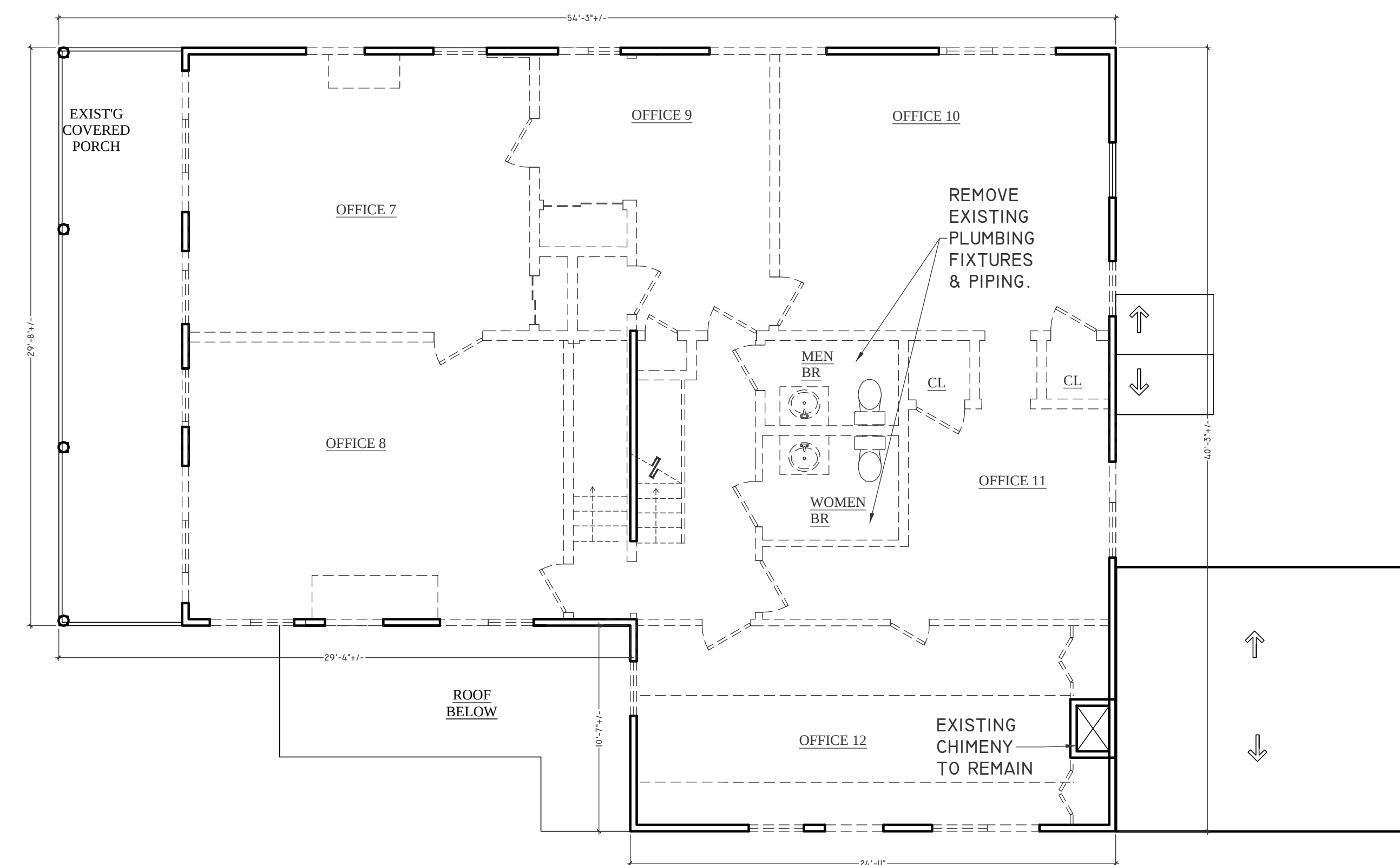
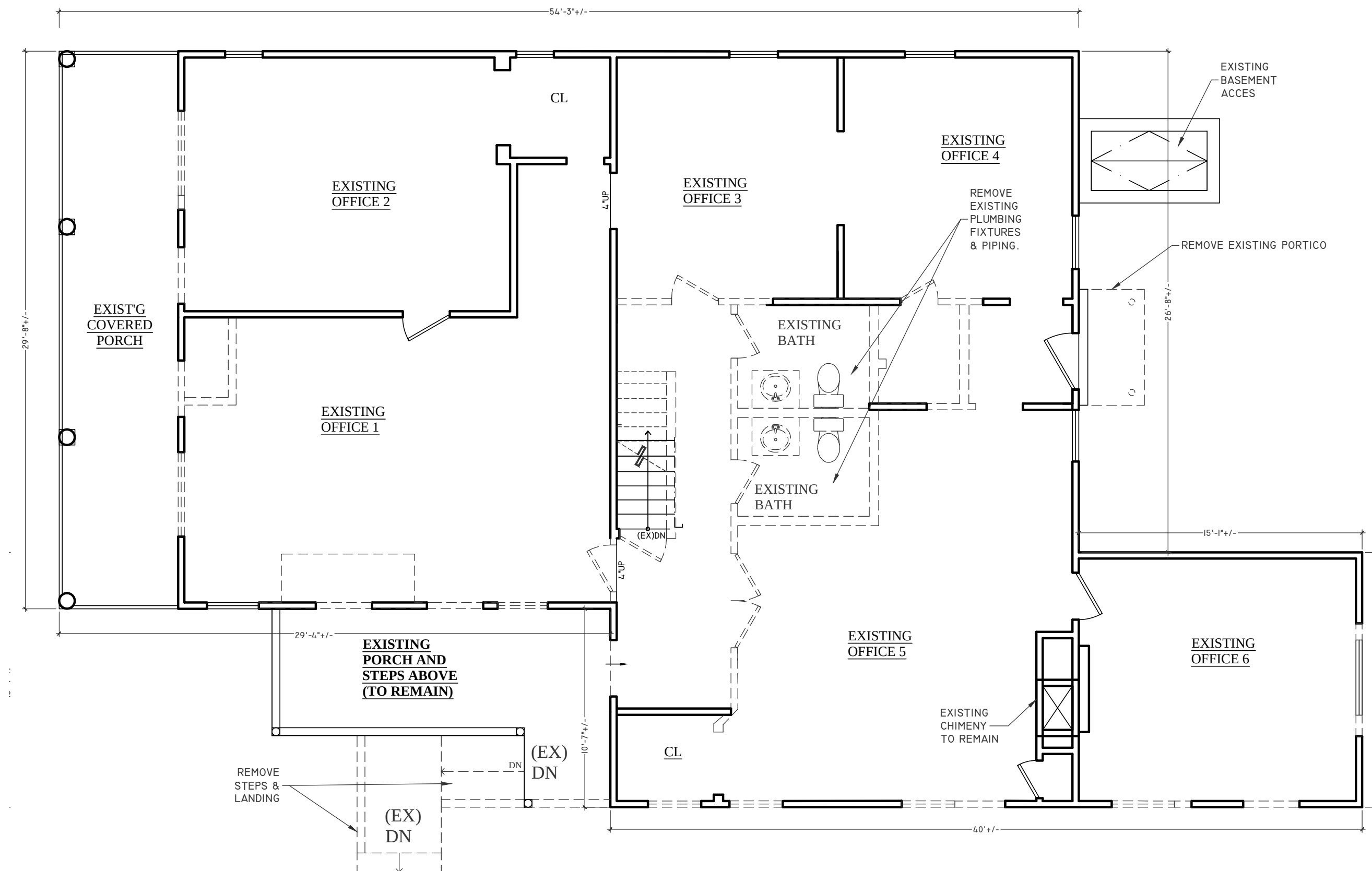
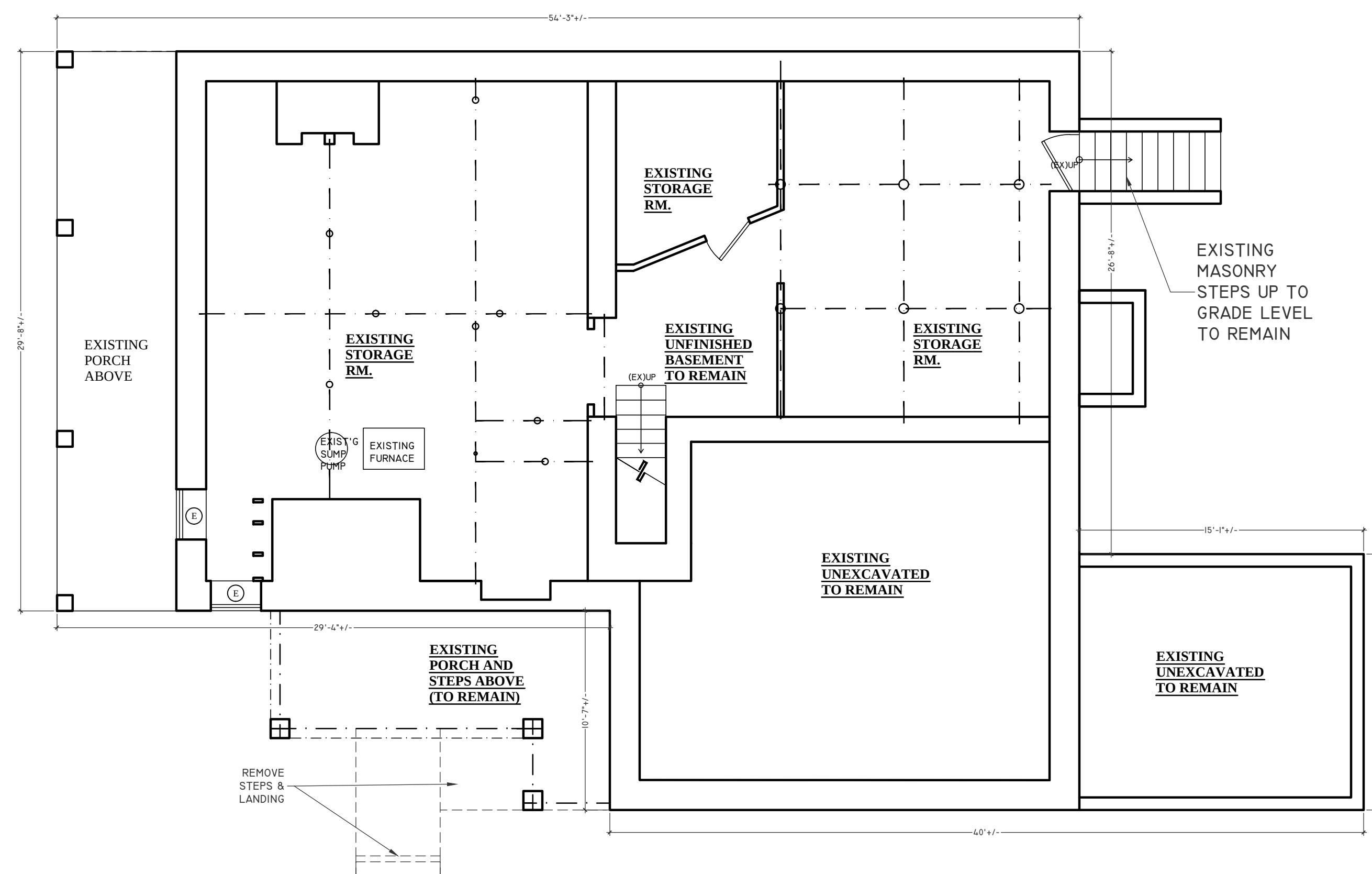
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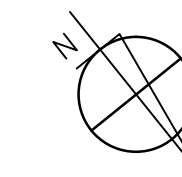
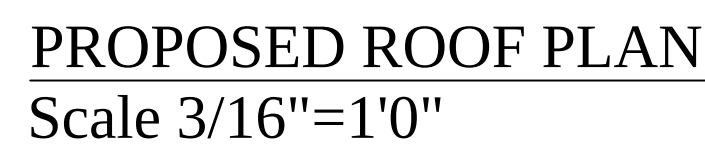
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AS NOTED

Z1

1 OF 5 Dwg No.





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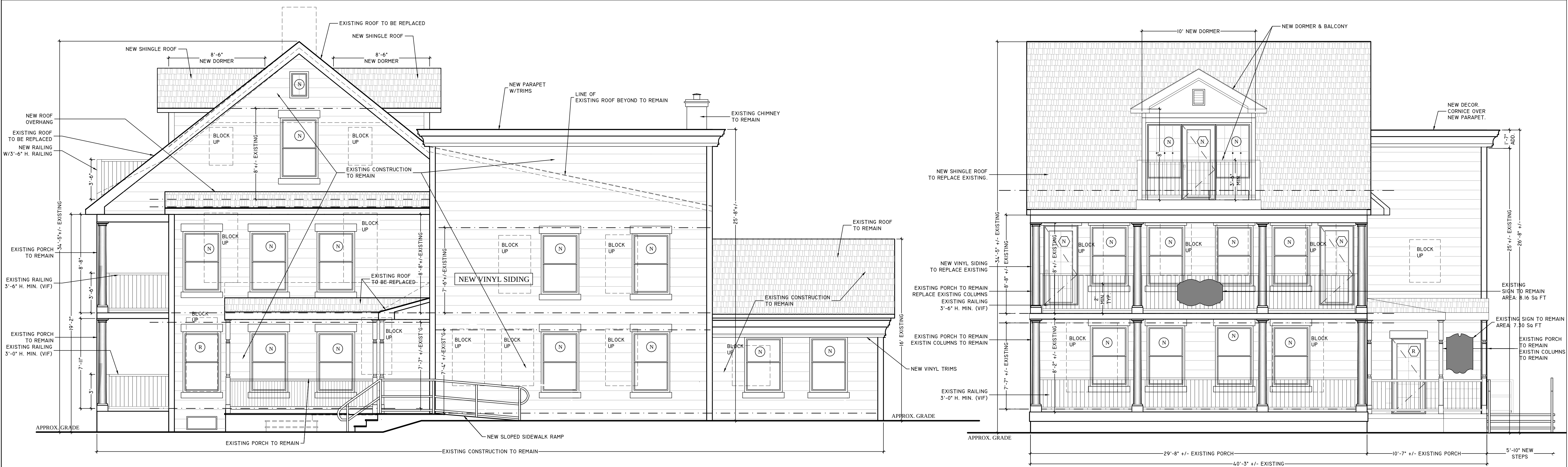
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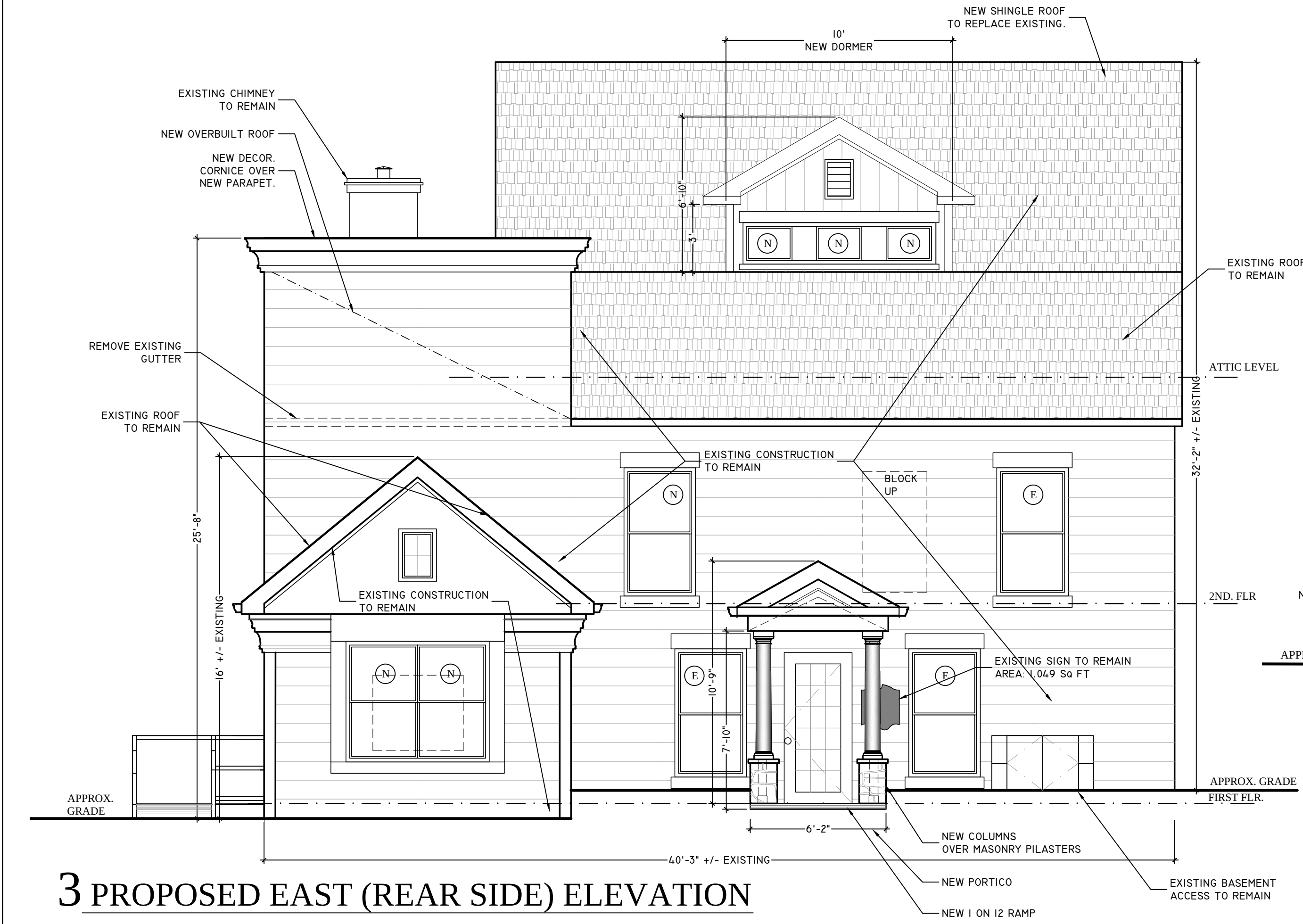
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1 OF 5 Dwg No

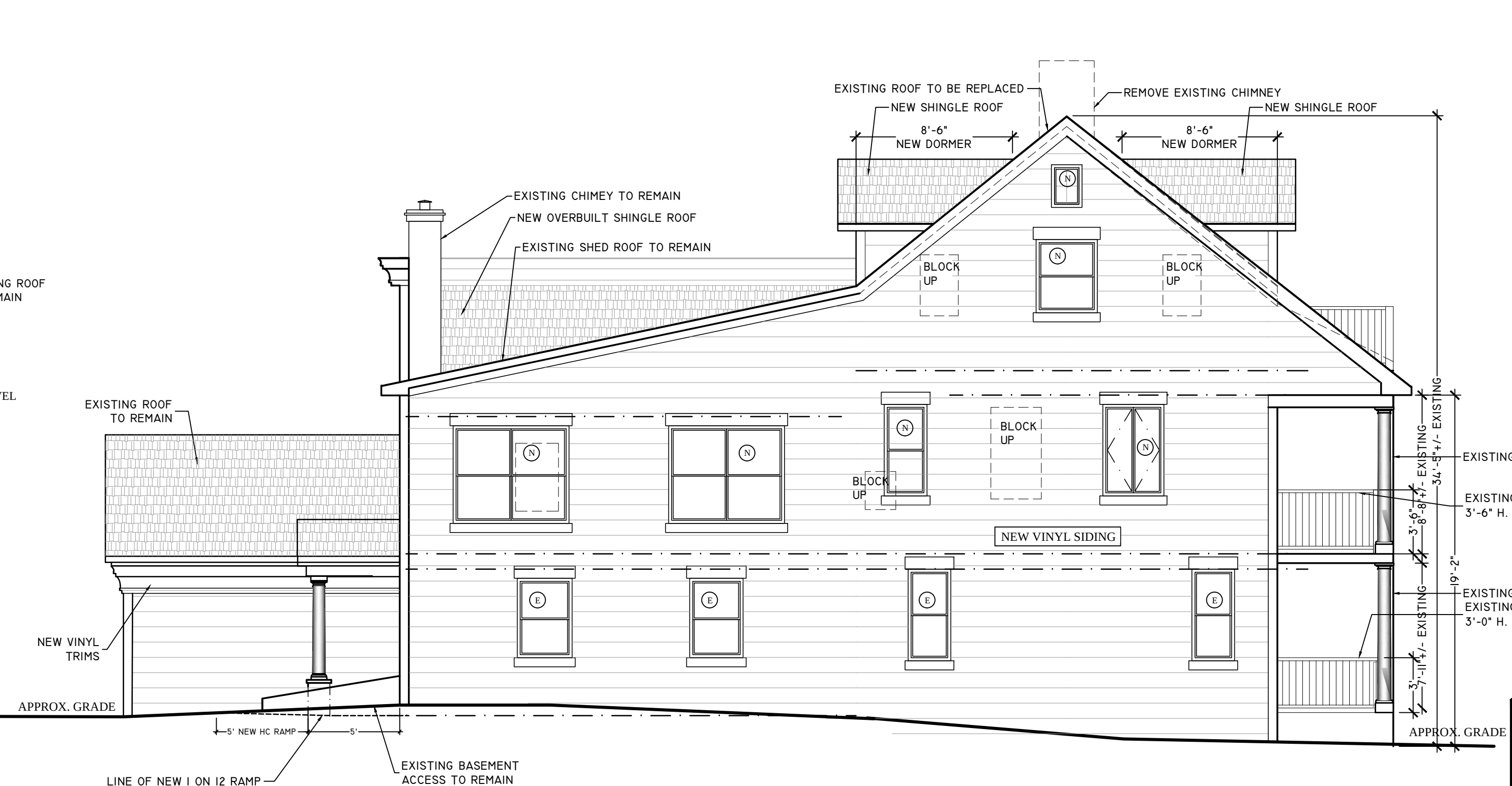


1 PROPOSED SOUTH (RIGHT SIDE) ELEVATION
Scale 1/4"= 1'-0"

2 PROPOSED WEST (FRONT SIDE) ELEVATION
Scale 1/4"= 1'-0"



3 PROPOSED EAST (REAR SIDE) ELEVATION
Scale 1/4"= 1'-0"



4 PROPOSED NORTH (LEFT SIDE) ELEVATION
Scale 3/16"= 1'-0"

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